Karen Johnson Davidson County
Batch# 974989 DEEDWARR
02/28/2023 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20230228-0014126

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QLC-12550-2023

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of Feb 2023 NOTARY PUBLIC My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Austin Cyr and Brittany Cyr Property	Same address as new owner	083-03-0K-001.00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($730,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BLAKE M. BERNARD AND HANNAH MARIANNE BERNARD, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AUSTIN CYR AND BRITTANY HARRINGTON CYR, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of 2303 Carter Avenue Townhomes, a horizontal property regime with private elements, having been established by the Declaration of Covenants, Conditions, and Restrictions of 2303 Carter Avenue Townhomes of record in Instrument #20140929-0089229, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Blake M. Bernard and Hannah Marianne Bernard, husband and wife, as tenants by the entirety, from Blake M. Bernard and Hannah Marianne Bernard, fka Hannah Lanford, husband and wife, by Quit Claim Deed dated October 24, 2017 and recorded November 1, 2017 in Instrument #20171101-0111733, said Register's Office.

Being the same property conveyed to Blake M. Bernard, an unmarried man, and Hannah Lanford, an unmarried woman, as tenants in common with rights of survivorship, from Harold Gail Johnson, Jr., by Warranty Deed dated August 4, 2015 and recorded August 6, 2015 in Instrument #20150806-0078515, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ✓ unimproved ___ improved property, known as: 2303 Carter Avenue, Unit A, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of February, 2023

GRANTOR(S)

Blake M. Bernard

Hannah Marianne Bernard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Blake M. Bernard and Hannah Marianne Bernard, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of February, 2023.

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Notary Public

Helen Ponchillia

Printed Notary Name

My commission expires: September 28th, 2026

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/23/23.

Date

Affiant Signature

2/23/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of Feb., 20 23.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026